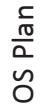
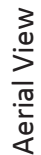


Proposed Residential
Development at:
The former ATS Tyre Depot
Marford Hill
Marford



SBS DESIGN LTD



SBS Design Ltd have been appointed by Michael Nield Homes Ltd to submit a planning application for a residential development for two dwellings to replace the existing buildings at the former ATS tyre depotsite with the exception of retaining the front elevation of the original Smithy building. The site is located within the settlement boundary and Conservation Area of Marford and is the first property on entering the village from the Chester direction.

The site is located approximately 7 miles south of Chester and 4.5 miles north of Wrexham town centre. The site is also 0.4 miles from the Rossett junction on the A483 allowing easy access to major roads. The ownership boundary and application area measure 0.15 Hectares.

The 'Smithy' building retains some original detail but has been extended many times over the years mainly to the rear with steel clad light industrial buildings which are unattractive and detract from the character of the village. The right hand gable is part of the original Smithy building which dates back to circa 1871. It is believed to have been extended across its frontage between 1900 and 1911. The left hand gable is likely to have been added during the middle of the 20th Century which later formed the building's symmetry.

The existing building has been rendered in the last 40 years to cover up many

C872 DESIGN AND ACCESS STATEMENT

the brickwork's deficiencies which is evident from inside the building. The smooth render finish is also in poor condition and would need to be replaced. The roofs are traditional purlin and rafter pitched slate roofs and are in a very poor state of disrepair and need replacing in their entirety on safety grounds.

The vast majority of the application site comprises a bitmac hardstanding to the left hand side and front of the site. The left hand side of the site has a row of very tall Leyland Cypress trees which are intended for removal. Access will be retained across the site's frontage as a right of way to the Gas Governor located to the North East corner of the site.

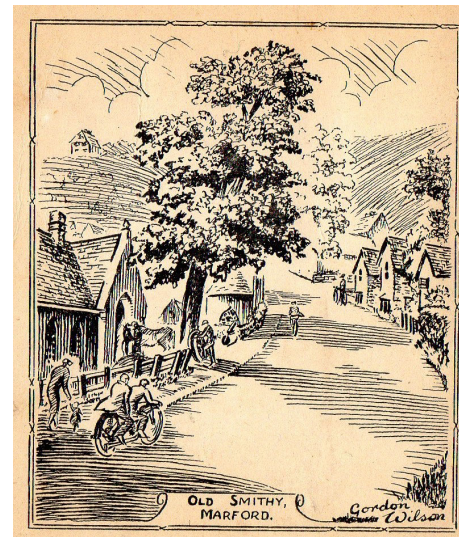
To the rear of the site are open fields which sit approximately half a metre below the existing site levels. The boundary is lined with a post and wire fence with no vegetation along its boundary. The front of the site is occupied by a poorly maintained metal fence running from the vehicular access to the gas governor compound with a grassed verge and pavement alongside the B5445. Opposite the site is a lay-by for the bus stop. The opposite bus stop in the Wrexham direction is adjacent to the existing site access and defined by a red box.

The south western corner of the site adjacent to the road has a mature horse chestnut tree which requires some attention and is considered an important part of the street scene within the Conservation Area. Its condition is covered by a tree survey carried out by Tree Solutions who have already consulted with Wrexham County Council's Tree Officer, Mr Moray Simpson.

A number of properties line the roadside along Marford Hill with diminutive proportions and are generally one and a half to two storeys high. Some of the 20th century properties are all two storey dwellings with some detailing to match those of the original buildings.

Springfield Cottage sits on the opposite side of the road and is possibly the only building that isn't white washed. Its walls are finished in a pebbledash.

Lorna Goring the Conservation Officer attended site to view the property inside and externally with a view to discussing our proposal. Through close consultation we have endeavoured to satisfy her comments and preferences amending the design where necessary and appropriate to protect the setting of the listed building known as Smithy House and strengthen the identity of Marford Village.



The old Smithy can be seen in the following sketch from an old postcard

PLANNING

A pre-application has been submitted following discussions with Lorna Goring the Conservation Officer over the design of the new residential dwellings. The retention of the existing facade of the Smithy has been agreed in principle with the intention to replicate the existing right hand gable to create a symmetry. Kevin Hughes has also approved the scheme in principle and advised us to consult directly with The Tree Officer and Wrexham Highways.

ECOLOGY

The local authority ecologist has confirmed that a bat report will not be required for this application.

HIGHWAYS

Phil Palmer has provided a response to our proposal which we have taken on board where reasonable and practicable.

We have been advised by the Tree Consultant and Wrexham's Tree Officer that any work carried out in close proximity to the existing horse chestnut tree would cause significant damage. It is for this reason that we do not propose to widen and relay the existing pavement directly in front of the site as requested by Wrexham Highways. We also find that widening the existing pavement to the north of the site access is not justifiable for the development of 2 new dwellings.

Visibility splays and parking numbers have been met in accordance with LPGN 16.

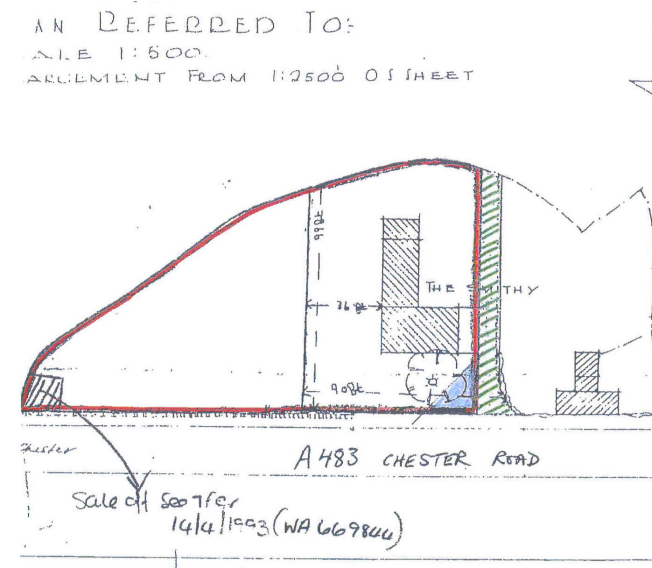
Sufficient vehicular turning area on the communal access allows vehicles to leave the site in a forward direction. It is intended to surface this area in granite setts.

PROPOSED HOUSING SCHEME

It is proposed to retain the original facade of the Smithy and replicate the left hand gable to achieve the symmetry that is evident amongst the existing buildings along Marford Hill.

The Smithy will provide bedroom accommodation within the new roof space and generous accommodation at ground floor level. Essentially the building will appear as a single storey building with rooflights on the front elevation and dormer windows to the rear. Some of the original features shall be retained and enhanced on the new dwelling.

The new two storey dwelling has been designed with scale and proportion in mind relating to existing buildings whilst providing sufficient accommodation for modern living. Some of the existing features in the vicinity have been incorporated to maintain the village's character and identity.



An historic conveyance plan indicating the Smithy prior to the additional left hand gable end

The character of the area is illustrated in the following photographs:



The right hand gable and original Smithy before being extended and converted to a tyre depot



View of the north eastern elevation and the additional extension probably built in the late 1950's



The later addition of a wider gable to create some symmetry to the building's front elevation



The south western elevation that faces Smithy House. The toilet block which is to be removed to provide a secure maintenance strip



The rear of the tyre depot and the steel clad storage buildings



A view of the early outrigger to the extended Smithy building before it became a tyre depot



Single storey brick extension to the rear of the original Smithy building



View from inside where the original archway formed access for the horses when it operated as a Blacksmiths

MATERIALS

A simple palate is to be utilized which will be sympathetic to the existing character of the area. External walls will mainly comprise painted roughcast rendered blockwork under pitched slate roofs. Painted softwood timber window frames and front doors are proposed in this conservation area.

SCALE

The two storey house at Plot 2 will be consistent with the scale and character of the neighbouring houses. The existing Smithy building shall retain a similar scale and massing to that of the existing building.

ACCESS

The vehicular access serving the two new dwellings shall remain in the same location with a more defined bellmouth. The shared access leads to individual private driveways. The gas governor beyond plot 2 requires a right of way for maintenance purposes and this shall be via Plot 2 driveway.

The front door of each property will be clearly legible, facing the road and will be designed in accordance with the approved document Part M providing level thresholds to all front entrances. Site levels to the front of the site are generally flat.

The access that will serve each property will have good visibility splays in either direction and with lower levels of traffic. The shared access will be surfaced in granite setts and private drives will be gravel or resin bonded. Each dwelling shall have a double garage in a style that matches the houses.

LANDSCAPE

The horse chestnut shall be retained and pruned as necessary by the recommendations of the Arboriculturalist in accordance with the tree survey. The line of overgrown Leyland Cypress trees shall be removed from site.

The front boundary line shall receive new replacement metal railings with a hedgeline for screening the new development set behind.

FLOOD RISK

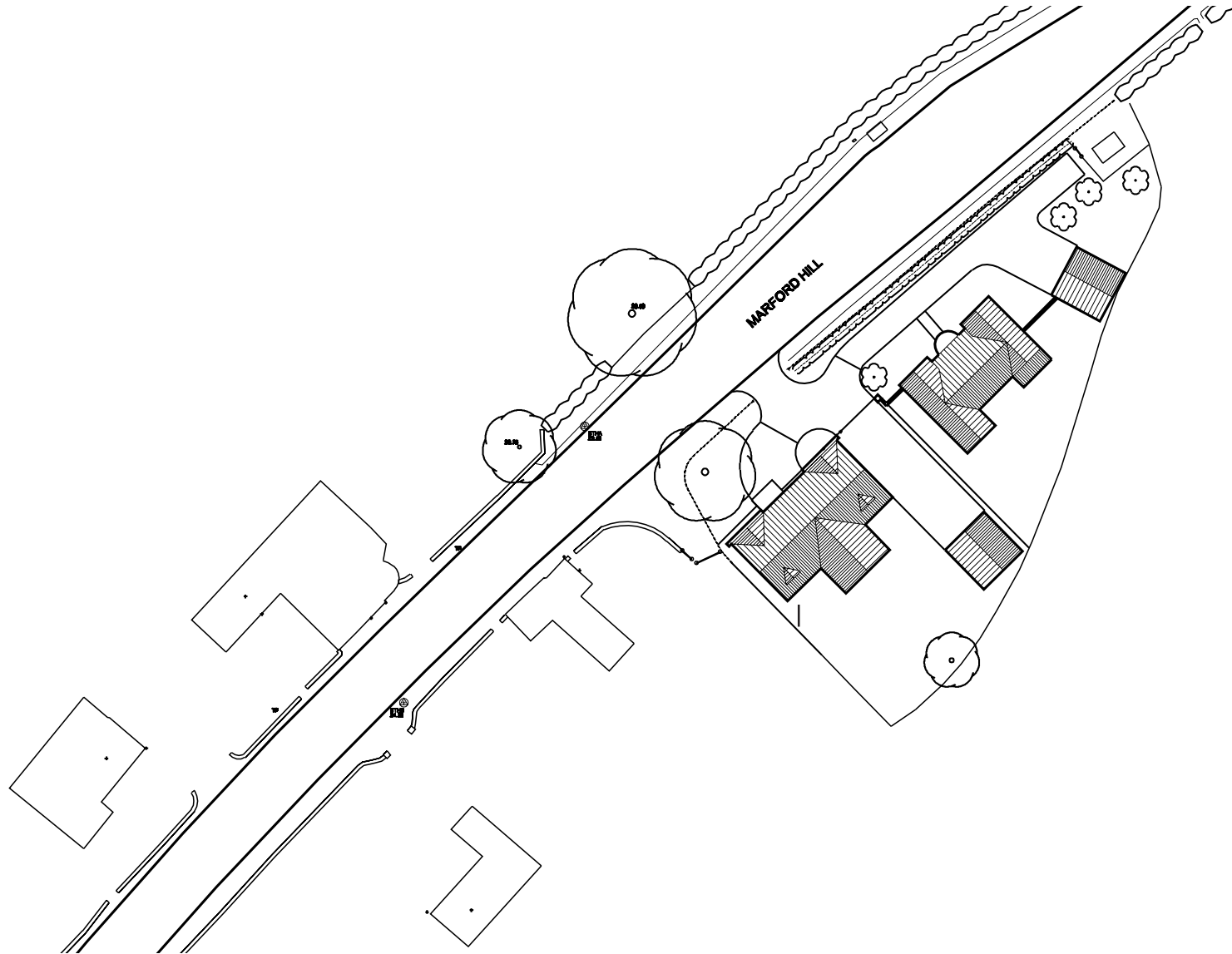
There is no risk of flooding in this area. All new surface water drainage will be discharged to new soakaways.

CONCLUSION

The proposal for two residential dwellings to replace the existing buildings is an appropriate form of development and makes best use of this brownfield site in Marford. ATS have relocated their tyre depot business to Wrexham town centre at the end of 2014. Michael Nield Homes have carried out their own consultation with the neighbours at Smithy House to ensure their satisfaction with the proposal.

The development has been confined to the existing hardstanding area with the houses well spaced apart to offer generous private amenity. The scheme has been designed to respect the local character and the open countryside in terms of the development's scale, massing, appearance and general layout.

Proposed site layout for 2 detached houses
and associated parking and garages at the
former ATS Tyre Depot, Marford





Proposed street scene at the Former ATS
Tyre Depot, Marford



**Field House Studios, Barrow Lane
Tarvin Sands, Chester, CH3 8JF
tel. 01829 741707**

Former ATS Tyre Depot, Marford Hill, Marford